



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
APPROVED REGULAR SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Development Member
James Heitel, Commission Member
Michael Schmitt, Design Member

ABSENT: Kevin O'Neill, Development Member
Jeremy A. Jones, Design Member

STAFF: Donna Bronski
Tim Curtis
Lusia Galav
Al Ward

CALL TO ORDER

The regular session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

Councilman Osterman read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTE APPROVAL

Minutes of the October 6, 2005 Study Session
Minutes of the October 6, 2005 Regular Meeting

VICE-CHAIRMAN CORTEZ MOVED FOR APPROVAL OF THE OCTOBER 6 STUDY AND REGULAR SESSION DRB MEETING MINUTES. SECONDED BY BOARD MEMBER D'ANDREA. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

APPROVED 11/03/2005 - bdf

CONSENT AGENDA

3. 67-DR-2004#2 Shops B @Centennial Marketplace
Site Plan & Elevations
14140 N. 100th Street (NWC 100th Street & Frank Lloyd Wright Boulevard)
Butler Design Group, Architect/Designer
4. 41-DR-2005 Bahia Offices
Site Plan & Elevations
9383 E. Bahia Drive
Patrick Hayes Architecture, Architect/Designer
5. 60-DR-2005 Scottsdale Dynamite Traffic Pole WCF
Wireless Communication Facility
28194 N. Scottsdale Road
Mactec Engineering & Consulting of Georgia Inc,
Architect/Designer
6. 62-DR-2005 Barolo Place Condominiums
Site Plan & Elevations
10757 N. 74th Street
Acanthus Architecture, Architect/Designer
7. 70-DR-2005 FBNA Center Phase II
Site Plan & Elevations
17500 N. Perimeter Drive
DFD Cornoyer Hedrick, Architect/Designer

VICE-CHAIRMAN CORTEZ MOVED FOR APPROVAL OF THE CONSENT AGENDA; SPECIFICALLY CASE NUMBERS 67-DR-2004#2; 41-DR-2005; 60-DR-2005; 62-DR-2005; AND 70-DR-2005. ALL CASES ARE APPROVED WITH THE ATTACHED STIPULATIONS. SECONDED BY BOARD MEMBER SCHMITT. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

8. 7-PP-2005 Windstone Townhomes
Preliminary Plat
4002 N. Kalarama Avenue
Holly Street Studio, Architect/Designer
9. 52-DR-2005 Windstone Townhomes
Site Plan & Elevations
4002 N. Kalarama Avenue
Holly Street Studio, Architect/Designer

Al Ward presented the cases per the staff packet. Highlights of the presentation included the site plan, an aerial photo, the proposed unit floor plans, elevations, and an overview of project parking.

In response to inquiry by Vice-Chairman Cortez, Mr. Ward confirmed that there are no amended development standards with this project. The project meets the R-5 requirements with respect to the overall site and the outline of the footprint of the buildings with each parcel.

Board Member D'Andrea questioned the availability of parking provided for visitors or guests. Mr. Ward noted that parking for visitors is not a requirement. The official parking requirements of this project are based on the number of bedrooms, which is two spaces per unit. Mr. Ward noted that there are two visitor spaces at northeast and the northwest corners, as well as substantial street frontage along Main Street which could be used for visitor parking.

Board Member Schmitt noted the normal 24-foot allowance for two-way alley traffic and inquired as to the intended use of the alley. Mr. Ward explained that the garages have been pushed back to provide for the 24-feet. In response to comments by Board Member Schmitt regarding the perimeter landscaping along the parking areas, Mr. Ward explained that there are some basic landscape planters included in those areas and noted that landscaping is provided where possible.

Upon further request for confirmation by Board Member Schmitt, Mr. Ward reported that the Fire Department has reviewed and accepted the design of the alley.

Board Member D'Andrea complimented the architect, noting that the architecture is very exciting. He questioned conformance of the height restrictions relative to the chimney elevations, upon which Mr. Ward explained that a chimney may extend above the 36-foot height restriction. Michael Jacobs, Holly Street Studio Architects, addressed the Board. He explained that the two end units have the potential for a fireplace and noted that review of the zoning requirements permitted chimneys and miscellaneous items to project above the 36-foot height requirement.

In response to inquiry by Councilman Osterman regarding the price of the units, Kevin Corrigan of Wolverine addressed the Board, indicating an initial estimate of \$400,000 per unit, but will ultimately be determined upon the market.

BOARD MEMBER D'ANDREA MOVED TO APPROVE CASE NUMBERS 7-PP-2005 AND 52-DR-2005 WITH THE ATTACHED STIPULATIONS. SECONDED BY COMMISSIONER HEITEL. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

ADMINISTRATIVE REPORT

None.

ADJOURNMENT

With no further business to discuss, the regular session of the Scottsdale Development Review Board adjourned at 1:19 p.m.

Respectfully submitted,
AV-Tronics, Inc.